

Ventnor City Planning Board
Minutes
August 9, 2006

1. Call to order
2. Flag Salute
3. Roll Call

Present

Julie Mealo
Bob Gross
Chief Sabo
Jay Cook
Mayor Kreischer

Absent

Commissioner Vespertino
John VanDuyne
Dennis Lott
John Santoro
Vince Leonetti

4. Resolutions: None
5. New Business: went out of order per Chairman Cooke. Board is here tonight to talk about the amendment and supplementation of the Zoning map of Resolution No. 79 of 2006.

Ventnor City Board Attorney, Scott Abbott was present to make sure all board members and public understand why this is being questioned. There is a request to amend a zoning ordinance. Present for the application that will come in front of the board tonight are Mr. Steve Nehmad and a Certified Planner to present an application. The Governing body has received a request to change the zoning at the Wellington Ave Plaza and 2 lots adjoining to that parcel of land.

The Atlantic City side needs to change the zone to R12 and then they would have to go through DEP, the County and Army Corp of Engineers. The First step would be to change the zoning to become a permitted use for residential.

Mr. Steven Nehmad is attorney for Bellevue Properties which is the builders for this project. DanCatero is with Bellevue Properties.

The Concept that will be presented is Luxury 2nd family homes and then they would redo the shopping center. They are calling it a Lifestyles Venter which would cater to more affluent clientele. It would be on the same lines of the Promenade which is on Rte 73 heading towards Philadelphia. All designer name

stores, (outlets). The residential aspect is what would stabilize the shopping center and the project. The homes would be 4 stories and include parking underneath them for property owners.

Of course a site plan would be submitted. The Bellevue owner's objectives are, 1. Get the zoning amended, 2. Purchase the adjacent properties from Tropicana and the Hilton Casinos and then 3, fine tune the design commercial controls and submit them.

City Engineer suggests that the recommendation to evaluate the presentation and go through the zoning issues and discuss. Move forward to zoning and the adoption of the Engineers recommendations at September's meeting.

Mr. Nehmad stated that the public might be fearful of this proposal, that they would tear down the shopping center and put all residential up, that is not their intention. They would like to do both.

They are looking at a 50 ft setback for residential area. And the commercial they are asking 60 ft to include parking and pad sites.

Board Chairman asked how high for the residential property. Mr. Nehmad states 55 ft including the roofs and they would have a designed slope to them and being under the 60 ft allowed. They also mentioned that they would want this to appear has a "gateway to the community" type property. Have some kind of clock tower design that would be very pleasing to the area and neighbors. Mr. Nehmad stated they have no intention of a flat roof structure.

City Engineer as about distance between buildings, Mr. Nehmad states 100 ft between any two buildings, j180 ft on the sides.

There will be an outside walking path around the entire facility; it will be on the top floor over the parking.

They did a fiscal impact and they stated that they used numbers based on 41 extra school age children. It was a 1991 census; police and fire would be impacted but with the surplus from the extra homes that would cover the extra employees required.

Public Portion opened at 8:23 p.m.

Mr. Murray Schwartz- 810 N Burghley Ave- complimented the project

Public portion closed 8:25 p.m.

Board Chairman states to board members: the board attorney will prepare the following: A recommendation to the Planning Board to evaluate the master plan and see if this plan or concept is in consistency with the master plan. If the board should re-zone it and submit their suggestions to the Governing Body.

Board Attorney Bergman did state that the Governing Body has the right to go ahead without our proposal but that they do rely on the Planning Board very heavily for their input and is asking the same this time for this project. There is a 35 day time period so that would take us to the September's meeting.

Mayor Kreisler speaks and states that September 13, 2006 the Planning Board will make a recommendation to the Governing Body. And then that recommendation would be introduced and the September 21st city meeting.

6. Resolution:

P6-2006, Robert Stevens, 110-112 N. Somerset Ave, Blk 153, Lot 25 & 26
REQUESTING A MINOR SUBDIVISION, Represented by Michael Learn.
Application was denied.

Motion was made to deny Mr. Stevens application by Bob Gross and Seconded by Burt Sabo-- vote was 5 no/ 0 in favor

P7-2006, Simeon & Debbie Poulathas, Dorset and Ventnor Ave, Block 113, Lots 2, REQUESTING A MINOR SUBDIVISION & "C" VARIANCE.

Represented by Brian Callaghan, 2428 Atlantic Ave, AC, NJ 08401,

Motion was made to adopt resolution by Chief Sabo and seconded by Julie Mealo,
Motion carried, all in favor.

Motion was made to adjourn meeting by Bob Gross and Seconded by Burt Sabo